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GREENVILLE CO. S. C.
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RMC

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT, Made and entered into this the 11th day of August, 1975, by and between A & M South Carolina Corporation, hereinafter called the "LANDLORD", and Kenneth W. Lochridge and wife, Frances M. Lochridge, D/B/A Berea Hairstyling Center, of 14 Granada Drive, Greenville, South Carolina, hereinafter called the "TENANT":

W I T N E S S E T H :

REMISES

That for and in consideration of the rent reserved and of the mutual covenants and agreements herein contained, the LANDLORD does hereby demise and lease unto the TENANT the premises situated in Berea Plaza Shopping Center, Sulphur Springs Road in Berea, Greenville County, South Carolina, said premises being known as Berea Hairstyling Center being described as beauty shop space 20' x 30' in the rear of a 20' bay with a 4' corridor to front (hereinafter called the "demised premises"), and said demised premises being located in the Berea Plaza Shopping Center, Sulphur Springs Road in Berea, Greenville County, South Carolina (hereinafter called the "entire premises").

TERM

TO HAVE AND TO HOLD the said demised premises unto the TENANT for a term of three (3) years conditioned, however, upon full compliance with all the terms and conditions hereinafter set forth.

Said term shall commence January 1, 1976 and end three (3) years thereafter unless sooner terminated as herein provided or unless extended as herein provided.

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